



LOCATION MAP

### LOCATION

Located Outside City Limits  
Outside Edwards Aquifer  
Ferguson Map Grid 612 D3

### DEVELOPMENT SUMMARY

Total Land Area : 79.15 Acres  $\pm$   
Total Number of Lots : 498  $\pm$   
Density : 6.29 Units Per Acre

### UTILITIES

Water : San Antonio Water System  
Sewer : San Antonio Water System  
Telephone : S.W. Bell Telephone  
Electric : City Public Service

### GENERAL NOTES

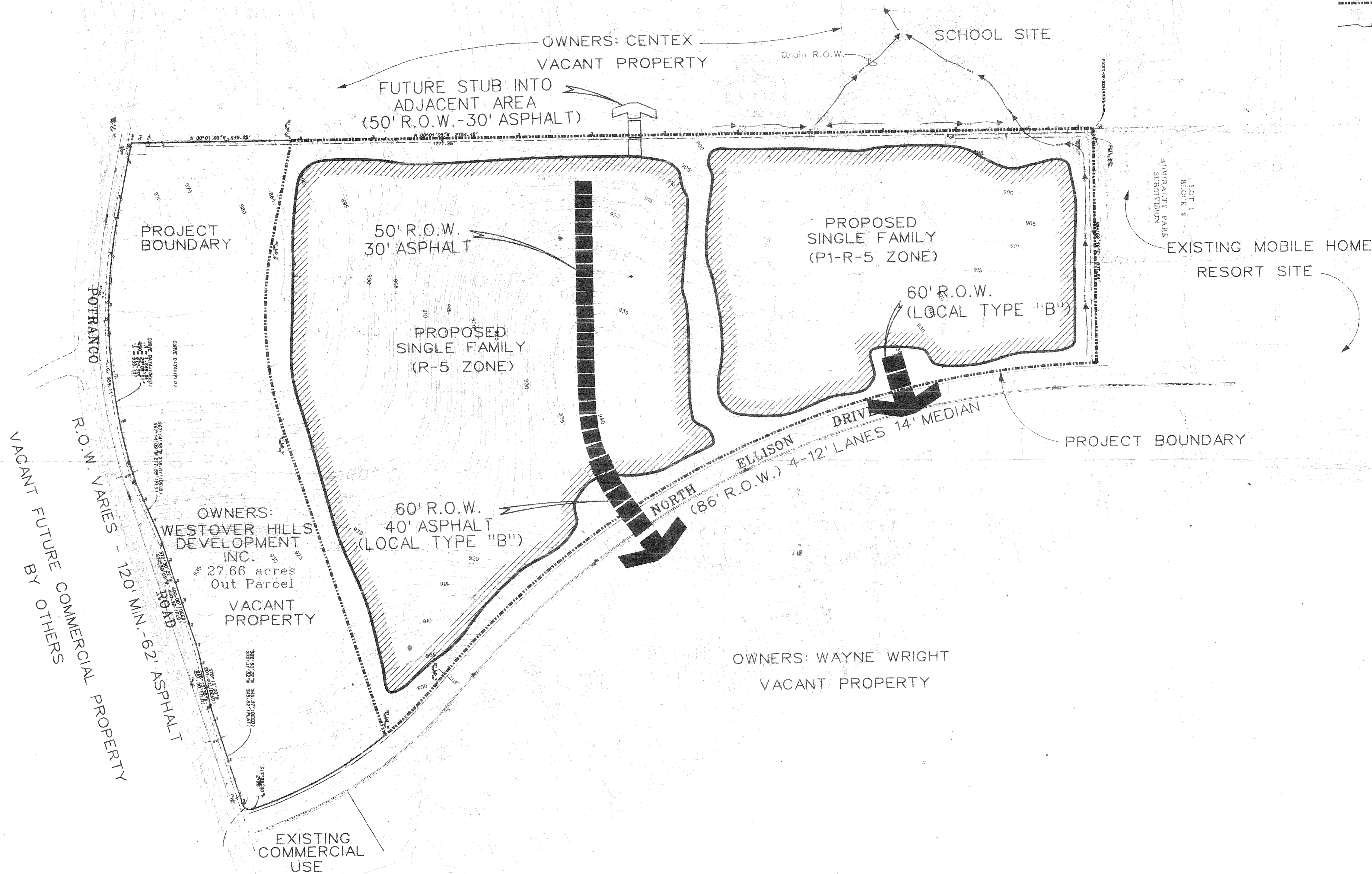
1. All Streets Shown Hereon Are Local Type "A" Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 4200' Sq. Ft.

### LEGEND

Project Boundary  
Drain R.O.W.

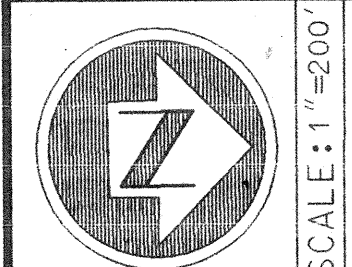
PLAN HAS BEEN ACCEPTED BY  
*Paul R. [Signature]*  
11-21-00 685 (number)  
If no plots are filed, plan will expire  
On 5-23-00  
1st day filed on

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SERVICES DIVISION



# NORTH ELLISON DR. TRACT

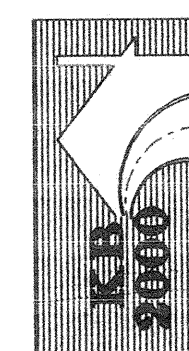
## PRELIMINARY OVERALL DEVELOPMENT PLAN



KAUFMAN & BROAD

LAND PLANNING TEAM

NEIGHBORHOOD DEVELOPMENT  
4800 Fredericksburg at Loop 410 - P.O. Box 5250 Beacon Hill Sta.  
San Antonio, TX 78201 FAX (210) 979-0072





## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: \_\_\_\_\_ Name of POADP: NORTH ELLISON TRACT

Owners: KAUFMAN AND BROAD Consulting Firm: \_\_\_\_\_

Address: 4800 FREDERICKSBURG RD. Address: \_\_\_\_\_

SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: \_\_\_\_\_

Existing zoning: O.C.L. Proposed zoning: \_\_\_\_\_

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
 Projected # of Phases: 3 ☒ Yes ☐ No  
 San Antonio City Limits? ☐ Yes ☒ No  
 Council District: O.C.L.  
 Ferguson map grid Q1203

Land area being platted:	Lots	Acres
Single Family (SF)	<u>430 ±</u>	<u>79.15 Act</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name NO No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name NO No. \_\_\_\_\_

Plats associated with this POADP or site? Name NONE No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: HERB QUIROGA Signature: Herb Quiroga

Date: \_\_\_\_\_ Phone: 349-1111 Fax: 979-0072

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- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

November 21, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX

Re: North Ellison Tract

POADP # 685

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed North Ellison Tract Preliminary Overall Area Development Plan # 685. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

*C. B.*  
*POSTED*  
*11-30-00*



Mr. Quiroga

Page 2

November 21, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



# CITY OF SAN ANTONIO

July 25, 2000

Herb Quiroga

Kaufman & Broad  
4800 Fredericksburg Rd.  
San Antonio, TX

Re: North Ellison Tract

POADP # ?

Dear Mr. Quiroga

The City Staff Development Review Committee has reviewed North Ellison Tract Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

- 1.) The access being provided to the property West of this site, has an approved POADP # 530A (Protranco 381). We are providing a copy for your information and coordination of access point from your development. **(Please make adjustments).**
- 2.) Your submittal is lacking an approved T.I.A., which was submitted to Public works on June 7, 2000.

If you have any questions or comments regarding this matter, please contact Michael Herrera at (210) 207-7900.

Sincerely

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

cc: Andrew J. Ballard, P. E., City Engineer

**CITY OF SAN ANTONIO**  
**Public Works Department**

**Interdepartment Correspondence Sheet**

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: North Ellison POADP, CB 4393 Level 1 T.I.A.

Date: November 21, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the North Ellison POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of 497 Single Family Homes, this property is estimated to generate 437 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through two access points onto Potranco and one stub-out connection to the west, providing connectivity through the Spring Vista development.

Approved by:



Todd Sang  
Senior Engineering Technician



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works  
☒ Major Thoroughfare

FROM: Michael O. Herrera, Planner II

Date 6-8-2000

POADP NAME: NORTH ELLISON TRACT

(PLEASE BRING COPY OF PLAN TO MEETING)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-16-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: N. ELLISON DR. is on the MTP requiring  
2 min. 86' ROW.

Potrancia is on the MTP and Txdot system  
requiring a min of 110' ROW and Txdot RELEASE

Signature

Title

Date

Signature

Title

Date

May 8, 2000 MH Jr.



# KAUFMAN BROAD

September 28, 2000

Mr. Emil Moncivais  
Director of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966

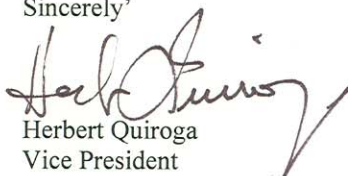
Re: Revised POADP for North Ellison Tract

Dear Mr. Moncivais:

Enclosed is a revised POADP for our 80 acre tract of land at the corner of Ellison Blvd. and Potranco Road. The new plan has been changed to include a mix-use of a high-density product adjacent to a lower density product as shown on the plan.

Please have your staff review this plan and let me if you have any questions.

Sincerely,

  
Herbert Quiroga  
Vice President

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SERVICES DIVISION

# KAUFMAN BROAD

Kaufman and Broad

Stub 1 of 1

Date: 09/28/00

NO. 00094810

INVOICE NO.	DATE	DESCRIPTION	GROSS	DEDUCTIONS	AMOUNT PAID
9915	09/28/00	North Ellison Drive Tract - Westover Hills  P.O.A.D.P Fee	381.10 ----- 381.10	-----	381.10 ----- 381.10

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VENDOR  
2020196 CITY OF SAN ANTONIO

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL FINGERPRINT & CERTIFICATION SEAL WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

## KAUFMAN BROAD

Kaufman and Broad  
4800 Fredericksburg Road  
San Antonio, TX 78229

62-28/311

Bank One, NA - 0710  
Chicago, Illinois  
Payable Through First USA Bank, NA  
Wilmington, Delaware

NO. 00094810

09-72347

VENDOR  
2020196

DATE  
09/28/00

AMOUNT  
\$\*\*\*\*\*381.10

**PAY** THREE HUNDRED EIGHTY ONE AND 10/100 \*\*\*\*\*

VOID IF NOT CASHED IN 60 DAYS

TO  
THE  
ORDER  
OF  
CITY OF SAN ANTONIO  
CENTRAL BILLING SECTION  
P.O. BOX 839975  
SAN ANTONIO TX 78283-3975

  
AUTHORIZED SIGNATURES

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈00094810⑈ ⑆031100283⑆ 09⑈72347⑈

SEE ENDORSEMENT AREA ON BACK FOR U.S. PATENT 5338290;5575508;5641183 / 7

THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND ON WHITE PAPER

**KAUFMAN & BROAD**

4800 Fredericksburg Road  
SAN ANTONIO, TX 78229  
(210) 349-1111

Bank One, NA 0710  
Chicago, IL  
Payable through First USA Bank, NA

VENDOR No. 20196

DATE 05/22/00

62 - 28 / 311

**00080976**

\*\*\*\*\***381.10**

AMOUNT

**PAY THREE HUNDRED EIGHTY ONE AND 10/100** \*\*\*\*\*

VOID AFTER 90 DAYS FROM ISSUE DATE

TO THE ORDER OF

CITY OF SAN ANTONIO  
CENTRAL BILLING SECTION  
P.O. BOX 839975  
SAN ANTONIO TX 78283-3975

KAUFMAN & BROAD

  
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THE BACK OF THIS FORM CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈00080976⑈ ⑆031100283⑆ 09 72347⑈

VENDOR NAME: CITY OF SAN ANTONIO

CHECK NO. 00080976

CHECK DATE 05/22/00

Stub 1

INVOICE/PO NUMBER	INVOICE AMOUNT	INVOICE/PO NUMBER	INVOICE AMOUNT	INVOICE/PO NUMBER	INVOICE AMOUNT
5551	381.10				-----

NORTH ELLISON DRIVE

ROADP FEE

TOTALS:

381.10



## Michael Herrera

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**From:** Todd Sang  
**Sent:** Thursday, June 08, 2000 11:25 AM  
**To:** Michael Herrera  
**Subject:** North Ellison Tract

Mike

The Engineering and Traffic Division has received a Level 1 TIA for the North Ellison Drive Tract (79.15 Acres, CB 4393) on June 7, 2000.

Todd

## Michael Herrera

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**From:** Todd Sang  
**Sent:** Monday, October 09, 2000 10:56 AM  
**To:** Michael Herrera  
**Subject:** RE: North Ellison Tract T.I.A.

Mike

I'm still reviewing this one. I just received a revised TIA today and I haven't had a chance to look at it yet. Hopefully, I'll finish it up today sometime. I'll let you know.

Todd

-----Original Message-----

**From:** Michael Herrera  
**Sent:** Monday, October 09, 2000 10:20 AM  
**To:** Todd Sang  
**Subject:** North Ellison Tract T.I.A.

Todd, Can you give me a status on this TIA.

Thanks Michael H.